draft 2027-2028 qualified allocation plan (qap)

Public Hearing • July 14 and 16, 2026

chfa®

what is the qap?

CHFA's plan that provides guidance on how to apply for Housing Tax Credits and how projects are selected for awards of credit.

CHFA develops the QAP after considering public comment from:

- Public hearings
- Tax Credit Advisory Group and QAP Working Group
- Competitive applicant surveys
- Input received throughout the year from interested parties

2027-2028 qap timeline and process

January to June	July and August	Through August 14	September to October
Draft proposed changes with QAP Working Group, Tax Credit Advisory Group, stakeholders	Hold three public hearings	Accept general comments	Present final draft of QAP for CHFA Board approval Provide Board-approved QAP to Governor for final approval

schedule – 2027-2028 qap

First draft QAP and summary of changes:

- Published Thursday, June 26

Virtual public hearings:

- Tuesday, July 14
- Thursday, July 16
- Wednesday, August 26

proposed changes – 2027-2028 qap

General changes:

- update calendar year references
- remove outdated language
- remove website links for documents that are available on CHFA's website
- spelling corrections
- readability improvements

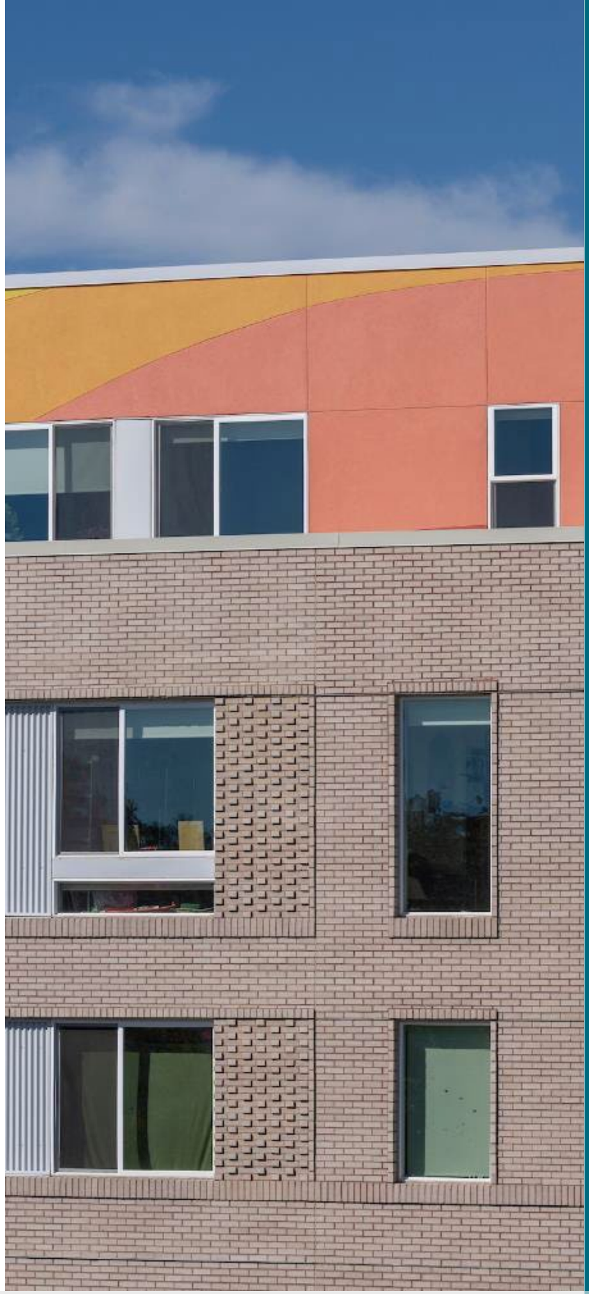
proposed changes – 2027-2028 qap

Guiding Principles

- added Enterprise Green Communities Plus (EGC+) as an advanced energy performance standard
- clarified support for affordable housing that is constructed to be all-electric

Criteria for Approval

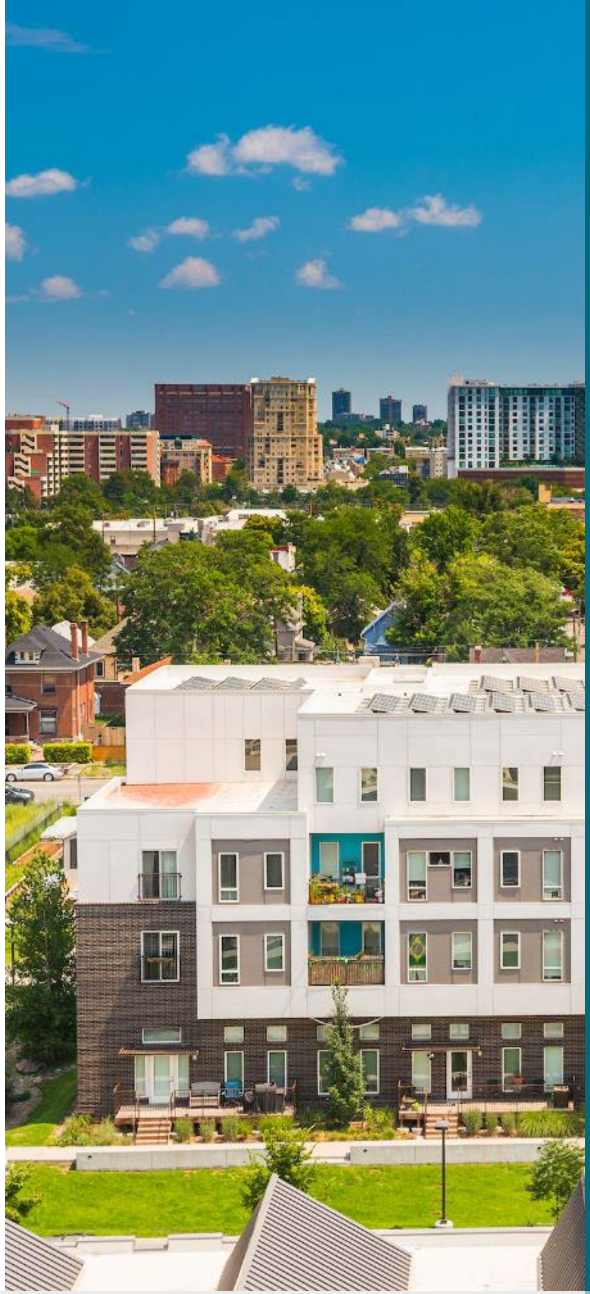
- added that projects with a capture rate that exceeds 85 percent will not be accepted without additional data to support demand



proposed changes – 2027-2028 qap

Application Dates and available credit

- updated application submission dates for calendar years 2027 and 2028
- updated federal and state credit availability for 2027 and 2028



proposed changes – 2027-2028 qap

Threshold requirement

- added requirement for a Parking and Multimodal Options Study for projects that have zero parking
  - except for 100% Supportive Housing (SH) projects
- no minimum parking requirements in QAP

proposed changes – 2027-2028 qap

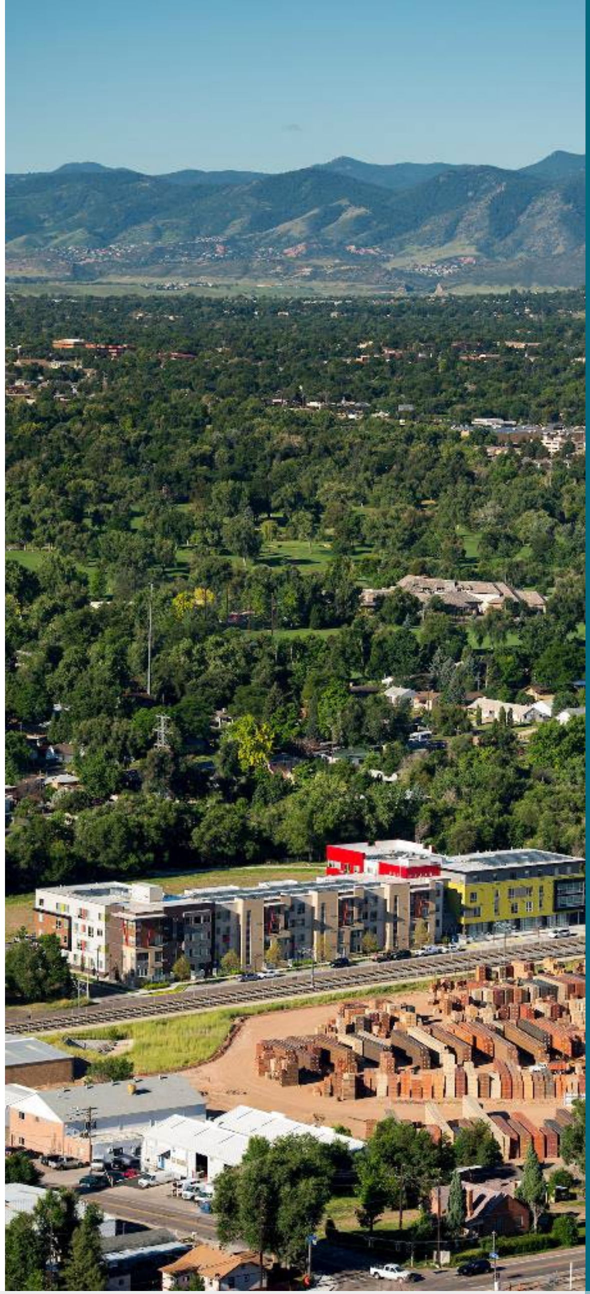
Threshold requirement laundry amenity

- disallowed locked laundry closets in projects to support long-term marketability and resident livability

proposed changes – 2027-2028 qap

Final Application documentation

- extended requirement from 6 to 12 months for receipt of the Final Allocation from receipt of the Placed-in-Service documentation



proposed changes – 2027-2028 qap

2027

- **Round one** – federal 9 percent credit maximum of $1.8 million paired with increased fixed standard State Credit of $600,000
- **Round two** – fixed amount of accelerated State Credit decreased to $1.1 million with optional paired standard State Credit amount increased to $800,000, awarded with federal 4 percent credit

2028

- **Round one** – federal 9 percent credit maximum of $1.8 million paired with increased fixed standard State Credit of $700,000
- **Round two** – fixed amount of accelerated State Credit increased to $1.3 million with optional paired standard State Credit amount decreased to $700,000, awarded with federal 4 percent credit

proposed changes – 2027-2028 qap

Equitable distribution of units, affordability mix, and amenities

- added requirement for additional information for projects with disproportionate targeting levels based on bedroom size

proposed changes – 2027-2028 qap

Scoring Criteria

- eliminated language in Low Income Targeting score not applicable for Supportive Housing and Special Population applications
- updated Housing Needs Characteristics score to data from the most recent Census American Community Survey and the percent of renter households severely cost burdened will be annually assessed and assigned into five tiers

proposed changes – 2027-2028 qap

Scoring Criteria

- removed "prefabricated components" to indicate that factory-built and modular building will be used to achieve construction efficiency
- clarified technical accessibility standard options of either American National Standards Institute (ANSI) A117.1 or Uniform Federal Accessibility Standards (UFAS) for units, which total at least 5 percent of the project's total units

proposed changes – 2027-2028 qap

Energy efficiency and sustainability requirements

- clarified and combined descriptions of green building certifications and included higher levels of energy performance
- added Enterprise Green Communities Plus (EGC+) as an advanced energy performance standard

proposed changes – 2027-2028 qap

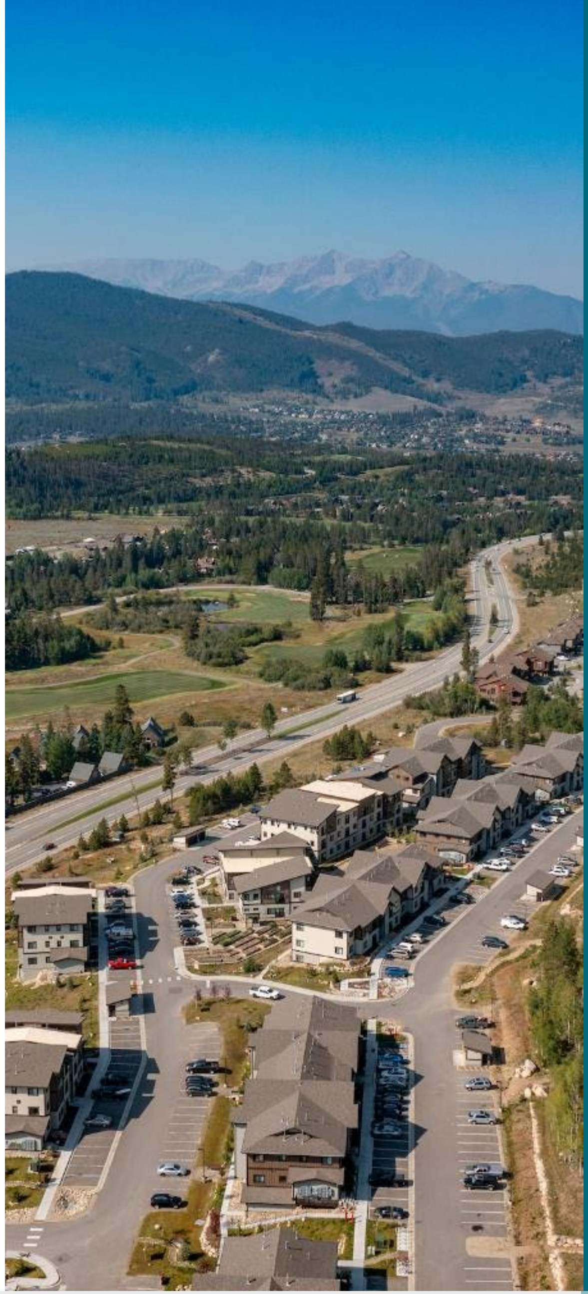
Deadlines for 4 percent credit applications

- required concept meeting recommended prior to submitting a Letter of Intent (LOI)
- updated LOI due 60 days prior to application
- updated LOI will expire 120 days after submission if no application received

proposed changes – 2027-2028 qap

Section 42 Compliance Monitoring Process

- updated the deadline for preliminary Utility Allowance option approval of a HUD Utility Schedule Model or an Energy Consumption Model to at least 60 days prior to Housing Tax Credit application



thank you

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